129.0	0002	0014.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,914,000 /	1,914,000
USE VALUE:	1,914,000 /	1,914,000
ASSESSED:	1,914,000 /	1,914,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY MICHAEL T & ANNE H
Owner 2:	
Owner 3:	
Street 1:	40 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 19,080 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 4824 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19080.000	1,019,800	1,000	893,200	1,914,000
Total Card	0.438	1,019,800	1,000	893,200	1,914,000
Total Parcel	0.438	1,019,800	1,000	893,200	1,914,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.77 | /Parcel: 396.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83830

GIS Ref

GIS Ref

Insp Date 11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 129.0-0002-0014.B

!10148!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,019,100	1000	19,080.	893,200	1,913,300	1,913,300	Year End Roll	12/18/2019
2019	101	FV	764,900	1000	19,080.	942,800	1,708,700	1,708,700	Year End Roll	1/3/2019
2018	101	FV	762,000	1000	19,080.	694,700	1,457,700	1,457,700	Year End Roll	12/20/2017
2017	101	FV	762,000	1000	19,080.	664,900	1,427,900	1,427,900	Year End Roll	1/3/2017
2016	101	FV	762,000	1000	19,080.	615,300	1,378,300	1,378,300	Year End	1/4/2016
2015	101	FV	742,400	1100	19,080.	516,000	1,259,500	1,259,500	Year End Roll	12/11/2014
2014	101	FV	742,400	1100	19,080.	504,100	1,247,600	1,247,600	Year End Roll	12/16/2013
2013	101	FV	742,400	1100	19,080.	480,300	1,223,800	1,223,800		12/13/2012

PRINT

Date	Time
12/11/20	00:29:40

LAST REV

Date	Time
12/04/17	15:48:25

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10148

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14712-243		8/1/1982		135,000	No	No		Y

USER DEFINED

Prior Id # 1:	83830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/1995	315		125,000					2 STORY ADDITION +

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Entry Denied	336	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
5/22/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19080		Sq. Ft.	Site		0	90.	0.52	10									893,167						893,200	

Total AC/HA: 0.43802 | Total SF/SM: 19080 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 893,167 | Spl Credit | Total: 893,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.86766165
Const Adj.:	1.04019594
Adj $ / SQ:	112.817
Other Features:	121190
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1143316
Depreciation:	123478
Depreciated Total:	1019838

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	1

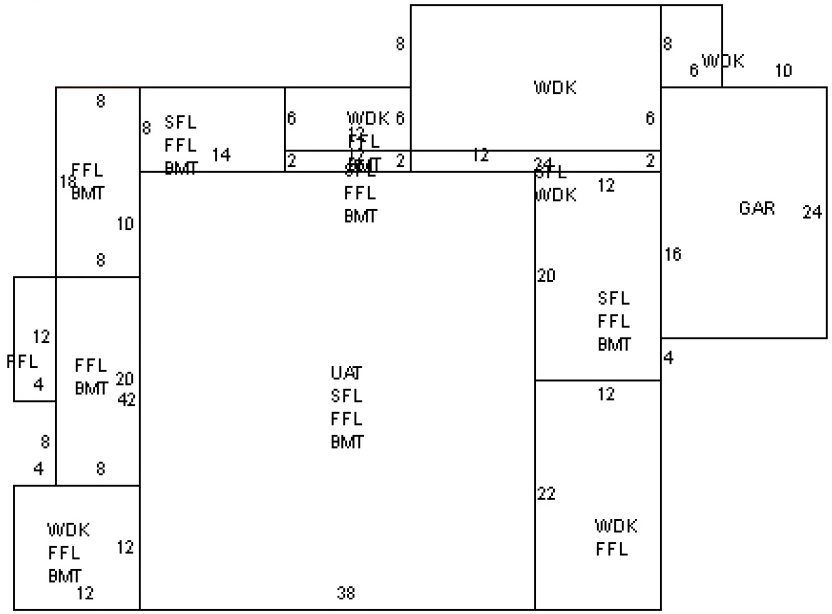
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	6	
Totals			
1	15	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.71
Special Features:	0	Val/Su Net:	113.17
Final Total:	1019800	Val/Su SzAd	211.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,804	112.820	316,340
BMT	Basement	2,492	33.850	84,342
SFL	Second Floor	2,020	112.820	227,891
WDK	Deck	912	7.380	6,732
UAT	Upper Attic	399	45.130	18,006
GAR	Garage	384	22.380	8,592

Net Sketched Area:	9,011	Total:	661,903
Size Ad	4824	Gross Are	10208	FinArea	4824
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.0-0002-0014.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	12X30	A	AV	2000	3.29	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000